

FOR SALE

OWNER-USER
OR INVESTMENT
OPPORTUNITY

1448 W CEDAR AVE
DENVER, CO 80223

±6,275 SF

± 0.29 ACRES

\$1,700,000

Financing Available



6565 S Dayton Street, Suite 3000
Greenwood Village, CO 80111
O:303.692.1816
www.johnproppcommercial.com

Michael Honc, CCIM, CPM
Realty Advisor
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FEATURES

- ZONING:** I-MX-3
- CONFIGURATION:** TWO-SUITES
- TENANCY:** ONE MONTH-TO-MONTH
TENANT OCCUPYING 3,012 SF
- SBA-ELIGIBLE:** > 51% OWNER OCCUPANCY
- FINANCING:** \$1MM INTEREST-ONLY AT 9%
WITH 2 BASIS POINTS. WITH
APPROVED CREDIT
- PARKING:** ~15 OFF-STREET
- POWER:** 400 AMP 3-PHASE
- GRADE DOORS:** THREE 12' X 10' OVERHEAD
- CEILING HEIGHT:** 12 FEET
- POPULATION** 1 MILE—12,933
3 MILE—223,411
5 MILE—537, 106
35,333 (2022)
- TRAFFIC:** [W ALAMEDA @ N PECOS]



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INTERIOR



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